



PROPERTY DESCRIPTION  
303 BALDWIN STREET  
70-14-13-200-030

THE WEST 372.50 FEET OF THE EAST 715.50 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWN 6 NORTH, RANGE 13 WEST, EXCEPT COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE SOUTH 90°00'00" WEST 1771.46 FEET ALONG THE EAST-WEST ONE-QUARTER LINE TO THE POINT OF BEGINNING; THENCE NORTH 01°37'30" EAST 336.50 FEET; THENCE NORTH 88°22'30" WEST 213.00 FEET; THENCE SOUTH 01°25'30" WEST 342.51 FEET TO THE EAST-WEST ONE-QUARTER LINE; THENCE NORTH 90°00'00" EAST 212.00 FEET ALONG SAID ONE-QUARTER LINE TO THE POINT OF BEGINNING. ALSO EXCEPT THE SOUTHERLY 44 FEET THEREOF. ALSO EXCEPT PART OF THE NORTHEAST ONE-QUARTER, SECTION 13, TOWN 6 NORTH, RANGE 13 WEST, DESCRIBED AS COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 13; THENCE NORTH 89°35'00" WEST 1672.42 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER; THENCE NORTH 00°31'00" EAST 1639.00 FEET ALONG THE WEST LINE OF THE EAST 343.00 FEET OF THE WEST ONE-HALF OF SAID NORTHEAST ONE-QUARTER TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°29'00" WEST 369.80 FEET TO THE EAST LINE OF COTTONWOOD FOREST (OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 492); THENCE NORTH 00°31'00" EAST 797.00 FEET, MORE OR LESS, ALONG SAID EAST LINE (RECORDED AS THE WEST LINE OF THE EAST 712.80 FEET OF THE WEST FRACTIONAL ONE-HALF OF THE NORTHEAST FRACTIONAL ONE-QUARTER OF SECTION 13) TO THE WATER'S THREAD OF THE GRAND RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG SAID WATER'S THREAD TO THE WEST LINE (EXTENDED) OF THE EAST 343.00 FEET OF THE WEST ONE-HALF OF SAID NORTHEAST ONE-QUARTER; THENCE SOUTH 00°31'00" WEST ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, AND ALSO EXCEPT ALL THAT PART WHICH LIES SOUTHERLY OF A LINE LOCATED 49.00 FEET NORTHERLY OF AND PARALLEL WITH THE CONSTRUCTION CENTERLINE OF BALDWIN STREET DESCRIBED AS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 13, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN; THENCE SOUTH 01°22'37" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, 113.88 FEET, TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE ARC OF A 6000.00 FOOT RADIUS CURVE TO THE LEFT, 125.09 FEET (CHORD BEARING SOUTH 84°21'39" WEST, CHORD DISTANCE 125.09 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 83°45'49" WEST, 84.49 FEET, TO THE POINT OF CURVATURE OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 266.72 FEET (CHORD BEARING NORTH 85°19'15" WEST, CHORD DISTANCE 265.11 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°24'19" WEST, 419.66 FEET, TO THE POINT OF CURVATURE OF AN 800.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, 196.66 FEET (CHORD BEARING NORTH 81°26'52" WEST, CHORD DISTANCE 196.17 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°29'24" WEST, 369.04 FEET TO THE POINT OF CURVATURE OF A 40,000 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 438.75 FEET (CHORD BEARING NORTH 88°48'16" WEST, CHORD DISTANCE 438.75 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°07'07" WEST, 200.00 FEET, TO A POINT OF ENDING. AND ALSO EXCEPT THAT PART LYING WEST OF THE WEST LINE OF THE EAST 712.80 FEET OF THE WEST FRACTIONAL ONE-HALF OF THE NORTHEAST FRACTIONAL ONE-QUARTER OF SECTION 13, TOWN 6 NORTH, RANGE 13 WEST.

UNDERGROUND UTILITY DATA

STORM CB#5  
RM 607.07  
8" PVC INV S 604.17  
8" PVC INV W 604.17  
BOTTOM STRUCTURE 604.07  
2" DIA. RM. 8" CASTING  
0.4" TALL CONC. RING NECK  
2" DIA. PRECAST STRUCTURE

STORM CB#6  
RM 605.22  
8" PVC INV E 603.12  
8" PVC INV S 603.12  
BOTTOM STRUCTURE 602.22  
2" DIA. RM. 8" CASTING  
2" DIA. PRECAST STRUCTURE

STORM MH#7  
RM 605.76  
12" CONC. INV E 600.86  
15" CONC. INV W 601.06  
15" CONC. INV S 601.06  
15" CONC. INV N 599.96  
2" DIA. RM. 8" CASTING  
4" DIA. BRICK STRUCTURE

SANITARY MH#8  
RM 605.30  
8" CLAY INV W 596.30  
8" CLAY INV N 595.70  
8" CLAY INV S 595.60  
2" DIA. RM.  
0.3" TALL CONC. RING NECK  
4" DIA. PRECAST STRUCTURE

SANITARY MH#9  
RM 603.92  
8" PVC INV NW 596.62  
8" PVC INV NE 596.62  
8" PVC INV S 596.47  
2" DIA. RM. 8" CASTING  
1.2" TALL BRICK NECK  
4" DIA. PRECAST STRUCTURE

STORM CB#10  
RM 607.35  
8" PVC INV N 604.65  
BOTTOM STRUCTURE 604.35  
2" DIA. RM. 8" CASTING  
2" DIA. PRECAST STRUCTURE

STORM CB#11  
RM 605.01  
12" CONC. INV W 602.26  
10" CONC. INV SE 602.26  
BOTTOM STRUCTURE 600.81  
2" SO. RM. 8" CASTING  
0.4" TALL CONC. RING NECK  
4" DIA. PRECAST STRUCTURE

STORM CB#12  
RM 604.92  
8" PVC INV N 602.97  
10" CONC. INV NW 602.97  
BOTTOM STRUCTURE 602.42  
2" DIA. RM. 8" CASTING  
0.3" TALL CONC. RING NECK  
2" DIA. PRECAST STRUCTURE

SITE INFORMATION :

ZONING: HIGH DENSITY (HDR)  
REQUIRED SETBACKS:  
FRONT: 30'  
SIDE: 15'  
REAR: 30'  
BUILDING HEIGHT: 2-1/2 STORY, 35'  
BUILDING SPACING: 25' MINIMUM  
BETWEEN BUILDINGS

PROPOSED UNITS :

42 - 2 STALL, 3 STORY  
24 - 1 STALL, 2 STORY

PLAN REVISIONS
01-12-2016 ISSUED TO TWP.

PRELIMINARY SITE DESIGN (SOUTH)  
FOR  
**RIVERSTONE TOWNHOUSE APARTMENTS**  
JENISON, OTTAWA COUNTY, MICHIGAN  
**MOORE & BRUGGINK, INC.**  
Consulting Engineers  
2020 Monroe Avenue N.W.  
Grand Rapids, Michigan 49505-6298  
Phone: (616) 363-9801 Web: www.mbce.com

FIELD SURVEY / DATE: 08-12-2015
DESIGNED BY: JMG
DESIGN DRAWN BY: JMG
CHECKED BY: ZSV
PLAN DATE: 09-10-2015
PROJECT NO.: 150156.01
SHEET NUMBER <b>1 OF 1</b>



Utility locations are approximate only.  
Please contact "Miss Dig" three working  
days prior to the start of construction  
for exact locations. (1-800-482-7171)

PREPARED FOR:  
DHE PLUMBING AND MECHANICAL  
157 NORTH MILWAUKEE STREET  
5001 40TH AVENUE  
HUDSONVILLE, MI 49426  
616-896-8414  
616-896-8565  
NATE@DHEPLUMBING.COM